



52 High Street, Kings Lynn PE30 1BE

TO LET Guide £19,000 pax

Well Located Retail Unit

- Former Body Shop Premises
- Located on the Busy Pedestrianised High Street
- Good Display Window Frontage
- Nearby Neighbours Include Clintons, Savers, Marks & Spencer & Costa

72.1 sqm (776 sqft) Retail Space

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BROWN & CO

Property and Business Consultants

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Location

No 52 occupies a highly visible position on the pedestrianised High Street off the busy Tuesday Market Place Public Car Park. The property is adjacent to Clinton Cards and close to Subway, Primark, Boots, Starbucks, Costa Coffee and Poco Lounge.

King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149 (1 hour 40 minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

Description

The property comprises an attractive ground floor retail premises with rear ancillary space. The property is currently laid out to provide open plan retail space with storage to the rear with ancillary, offices and cloakroom to the first floor. The property benefits from rear loading access via White Lion Street.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Ground Floor Retail Plus storage	72.1	776
First Floor	52.8	568
Second Floor	58.2	627
Overall	192.3	2,070

Services

Mains water, electricity and drainage are connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Tenants are advised to contact the Local Authority to confirm the Rates Payable:

Rateable Value (1 April 2023)	£15,750
Rates payable for 2024/2025	£7,859.25

Terms

The property is offered on a new full repairing and insuring lease for a minimum term of 3 years or multiples thereof. Please note that any lease will be subject to a satisfactory credit reference check.

The Freehold may be available - Guide Price £250,000

VAT

VAT will be charged on the rent/sale price.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting/sale.

EPC

The property has a rating of E.

Viewing

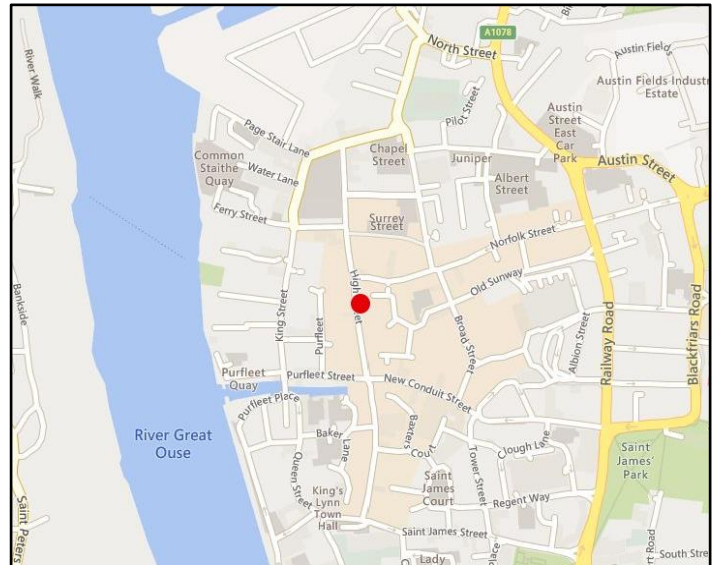
Strictly by appointment with the letting agent:-

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